

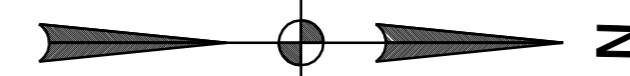
NOTES:

- Purpose of Survey:** Boundary survey of land of the State of Maine at Sears Island, to determine the acreage of said Island and establish new boundaries for future uses of the property.
- Deed References of Surveyed Parcel:**
 - Condemnation deed to the State of Maine, Department of Transportation, by a Notice of Taking dated October 9, 1984 and recorded in Book 854, Page 283 in said Registry.
 - Condemnation deed to the State of Maine, Department of Transportation, by a Notice of Layout and Taking dated February 5, 1986 and recorded in Book 885, Page 141 in said Registry.
 - Deed from Fieldcrest Cannon, Inc. to the State of Maine dated November 4, 2002 and recorded in Book 2357, Page 18 in the Waldo County Registry of Deeds. Said deed is a corrective quit-claim deed intended to correct a prior quit-claim deed between the same parties recorded in Book 1740, Page 78 in said Registry.
- Plan References:**
 - State of Maine Department of Transportation Right of Way Map, DOT File No. 14-137, dated January 1983 and recorded in Plan Book 14, Pages 19 through 24 in said Registry.
 - State of Maine Department of Transportation Right of Way Map, DOT File No. 14-137A, dated January 1985 and recorded in Plan Book 15, Page 53 in said Registry.
 - Plan entitled "Sears Island Marine Dry Cargo Terminal, Searsport, Maine" prepared by T.Y. Lin International. Sheet 1 of 2 is dated January 31, 1994, and revised July 17, 1995, and recorded in Plan Book 17, Page 39 in said Registry. Sheet 2 of 2 is dated January 31, 1994 and recorded in Plan Book 16, Page 245 in said Registry.
- Current Tax Map References:** Subject parcel is shown as Lots 1 and 1A on Tax Map 8 of the Town of Searsport, revised 2007.
- Basis of Bearings:** Bearings shown are relevant to Grid North as defined by the Maine State Plane Coordinate System, 2000 Central Zone 1804, NAD83(1996).
- Road Information:** Location of the Stetson Hill road shown is based upon observed location of said road and plan referenced in Note 3(a) above. The land for said road was acquired by deed referenced in Note 2(b) above and is to be included in the portion of the property to be designated as the Transportation Facility.
- Area Information:**

• Total area of State-owned property:	931 acres±
• Transportation Parcel:	330 acres±
• Total Protected Lands:	601 acres±
Conservation Parcel 1:	512 acres±
Conservation Parcel 2:	89 acres±
• Cell Tower Parcel:	5 acres±

All areas shown are calculated to observed Mean High Water. Ownership normally extends to Mean Low Water, however that boundary was not identified by this survey.
- Easements:** Several easements are affecting the subject parcel:
 - 20' wide easement for utility purposes from Bangor Investment Company to Central Maine Power Company and New England Telephone and Telegraph Company, dated December 6, 1974 and recorded in Book 719, Page 796 in said Registry.
 - Easement for utility purposes to the "Tower Location" from Bangor Investment Company to Central Maine Power Company, dated April 17, 1985 and recorded in Book 845, Page 315 in said Registry.
 - 12' wide access and service easement to the "Reserved Property" (Tower location), as reserved and further described in a deed from Bangor Investment Company to the State of Maine dated November 12, 1997 and recorded in Book 1740, Page 78 in said Registry.
- Tower Property:** This ±5 acre parcel was reserved to Bangor Investment Company in its deed to the State of Maine referenced in Note 8(c) above, and corrective deed from Fieldcrest Cannon, Inc. referenced in Note 2(c) above, and as shown on plans referenced in Note 3(c) above. It is under a conservation easement conveyed from Bangor Investment Company to the State of Maine dated February 7, 1994 and recorded in Book 1435, Page 289 in said Registry.
- Shoreline Location:** Location of the Mean High Water Mark is approximate, based upon observations with a mapping-grade Pathfinder Pro-XR GPS receiver (accuracy ±3').

GRID NORTH
1804 Maine 2000 Central Zone



Penobscot Bay

Long Cove

Protected Property/
Conservation Parcel 2
89 Ac.±

Transportation Parcel
330 Ac.±

CELL TOWER LEASE
ACQUISITION, LLC
BK 2771, PG 296 (2005)
5 Ac.±

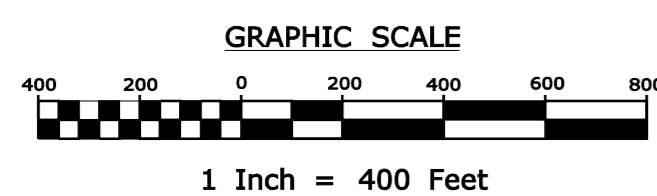
Enhancement / Restoration
Area #1
0.2 Ac.±

Area #2
2.0 Ac.±

Protected Property/
Conservation Parcel 1
512 Ac.±
(Total Protected Property Parcels 1 & 2: 601 Ac.±)

N/F
STATE OF MAINE
BK 854, PG 283 (1984)
BK 885, PG 141 (1986)
BK 2357, PG 18 (2002)
931 Ac.± (TOTAL)

Education and
Maintenance Center Parcel



TIE LINES

LINE	BEARING	LENGTH
A - B	N34°04'15"E	6830.7'
A - C	N13°23'25"E	7936.9'
B - C	N43°56'55"W	2865.5'
D - E	S55°44'55"E	738.7'
D - F	N54°18'05"E	684.6'

ENHANCEMENT / RESTORATION AREAS

COURSE TABLE				
AREA #1		AREA #2		
	BEARING	DISTANCE		BEARING
1	S49°31'W	197'	1	N13°01'W
2	S62°26'E	56'	2	S74°42'W
3	N53°00'E	185'	3	S13°01'E
4	N47°46'W	64'	4	N74°42'E

REVISIONS:

ITEM	TECH	CHECKED
FIELD WORK		
MAPPING		

STATE OF MAINE
REGISTRY OF DEEDS

COUNTY _____
RECEIVED _____,
at _____h _____m _____M and recorded in
Plan Book _____, Page _____
Attest: _____ REGISTER

LEGEND:

- PROPERTY BOUNDARY LINE
- NEW BOUNDARY
- - - MEAN HIGH WATER
- - - SHORELAND ZONE
250' FROM M.H.W.
- ⊙ CAPPED IRON ROD TO BE SET
- N/F NOW OR FORMERLY OF
- BK 854, PG 283 (1984) BOOK AND PAGE IN THE WALDO COUNTY REGISTRY WITH YEAR OF INSTRUMENT EXECUTION

To the best of my knowledge and belief, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors, 02-360 CMR Chapter 90.

Benjamin M. Darrah
Professional Land Surveyor #2399
MaineDOT

EXHIBIT B

BOUNDARY SURVEY OF LAND OF THE
STATE OF MAINE

LOCATED AT
SEARS ISLAND, SEARSPORT, MAINE (WALDO COUNTY)

DATE: JUNE 25, 2008 SCALE: 1" = 400' SHEET NO. 1 OF 1 SHEET

MAINE DOT

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016

REVISION: _____ DOT FILE NO. 14-137C